

WARRANTY DEED

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KNOW ALL BY THESE PRESENTS, That I, MARY N. DAVIS of Waterville, County of Kennebec and State of Maine, for consideration paid, do hereby grant to CHARLES N. JACOBS AND CYNTHIA G. JACOBS, whose mailing address is 14 Cherry Hill Terrace, Waterville, Maine 04901, with Warranty Covenants, as joint tenants and not as tenants in common, the real property situated in Waterville, Kennebec County, Maine, bounded and described as follows:

A certain lot or parcel of land, with any buildings or improvements thereon, situated in Waterville, County of Kennebec, State of Maine, and being Lot No. 84 and Lot No. 85 on the revised Plan of Cherry Hill Terrace made by Associated Engineers, Inc. dated January 31, 1957 and recorded in the Kennebec County Registry of Deeds, Plan Book 20, Page 50, to which reference may be had for a more particular description.

This property is conveyed subject to an easement which is described as follows, viz:

An easement for a public sewer to the Waterville Sewerage District fifteen (15) feet in width, the center line of which is situated ten (10) feet easterly of the common boundary line between said Lot No. 84 and No. 85 and which runs from Cherry Hill Terrace southerly and parallel to said common boundary line between Lot No. 84 and 85 to the center of a manhole situated near the southwest corner of said Lot No. 84 and thence runs westerly with the center line parallel with the southerly line of Lots No. 84 and No. 85 and five (5) feet northerly thereof, eighty (80) feet, more or less, to the center of a manhole, all as more particularly described in an easement deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton to the Waterville Sewerage District, dated April 3, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1076, Page 60, to which reference is hereby made for a more particular description of the easement to which said Lot No. 84 and Lot No. 85 are subject.

Said Lot No. 84 is conveyed subject to a further easement in favor of Lot No. 74 and Lot No. 75 on said Plan, permitting the laying and maintenance of a private sewer line to the manhole which lies near the southwest corner of said Lot No. 84. Said easement is reserved in favor of Lot No. 74 and Lot No. 75 according to said Plan.

Said property is conveyed subject to the restrictions, covenants and conditions set forth in two deeds from Alfred J. Carey to Earle M. Davis and Mary N. Davis, dated June 9, 1959 and May 25, 1972, and recorded in the Kennebec County Registry of Deeds in Book 1153, Page 391 and in Book 1625, Page 27, respectively.

The Grantor derives title to the premises conveyed herein by virtue of the following: (one) the deeds from Alfred J. Carey to Earle M. Davis and Mary N. Davis dated June 9, 1959 and May 25, 1972 referenced above, (two) a Quitclaim Deed to Earle M. Davis from Mary N. Davis dated July 27, 1992 and recorded in the Kennebec County Registry of Deeds Book 4200, Page 228 and another Quitclaim Deed dated July 27, 1992, from Mary N. Davis to Earle M. Davis, recorded in the Kennebec County Registry of Deeds Book 4200, Page 230 and (three) a Deed of Distribution of even date and recorded herewith from Mary N. Davis, Personal Representative of the Estate of Earle M. Davis, conveying a life estate in the Estate's one-half interest in the premises to the Grantor, the terms and provisions of such life estate being set forth in Item Third (A) of the First Codicil to the Will of Earle M. Davis, a copy of which First Codicil is attached as Schedule A to said Deed of Distribution.

IN WITNESS WHEREOF, the said Mary N. Davis, being unmarried, has hereunto set her hand and seal this 27th day of August, 1993.

X [Signature]
Witness

X [Signature]
Mary N. Davis

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

August 27, 1993

Personally appeared the above-named Mary N. Davis and acknowledged the foregoing instrument to be her free act and deed.

Before me,

X [Signature]
Notary Public
Attorney at Law



DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 23, 1995
TYPE OR PRINT NAME

RECEIVED KENNEBEC SS.

93 AUG 31 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS